



Kelsey Skeldyke Road, Kirton Boston PE20 1LR

welcome to

Kelsey Skeldyke Road, Kirton Boston

A spacious three bedroom detached bungalow OFFERED FOR SALE WITH NO ONWARD CHAIN, situated in the popular village of Kirton with direct access to the A16 for Boston and Spalding and amenities in the village centre. The property benefits from OFF ROAD PARKING, INTEGRAL GARAGE and GARDEN TO ALL SIDES.



Entrance Hall

With a uPVC double glazed entrance door to the front aspect, double cupboard, radiator, access to loft, coved cornice and ceiling light point and doors to all;

Lounge

21' 1" x 12' 9" (6.43m x 3.89m)

With a double glazed window to the side aspect, double glazed patio doors to the rear garden, electric fire place, two radiators, television connection point, coved cornice and ceiling light point.

Kitchen / Diner

15' 4" x 9' 7" (4.67m x 2.92m)

With a double glazed window to the rear aspect, having a fitted kitchen with a range of wall and base units, work surface, integrated oven and electric hob plus splashback, space and plumbing for an automatic washing machine, space for standard height fridge freezer, work surface return with inset single bowl stainless steel sink and drainer with mixer taps over, tiled walls, wood laminate flooring, coved cornice, ceiling striplight, integral door to Garage and uPVC door to the rear garden.

Bedroom One

13' 8" x 11' (4.17m x 3.35m)

With a double glazed window to the front aspect, fitted double wardrobe, radiator, television connection point, coved cornice and ceiling light point.

Bedroom Two

12' 10" x 10' 8" Maximum to Door Recess (3.91m x 3.25m Maximum to Door Recess)

With a double glazed window to the front aspect, fitted double wardrobe, radiator, coved ceiling and ceiling light point.

Bedroom Three

9' 6" x 8' 8" (2.90m x 2.64m)

With a double glazed window to the front aspect, fitted double wardrobe, radiator, coved cornice and ceiling light point.

Exterior

At the front of the property is a concrete driveway and turning point providing off road parking and access to the Garage, there is also a further gravelled area to the side providing further parking. As well as a front lawn with low level fencing and gate providings access to the rear.

To the rear is an ample sized garden, enclosed by a mixture of fencing and mature hedging adding a degree of privacy. The garden is predominantly laid to lawn with shrub and bush borders and having a green house.

Integral Garage

15' 11" x 9' (4.85m x 2.74m)

With an up and over door, served by power and lighting, double glazed window to the side aspect and gas central heating boiler.



view this property online williamhbrown.co.uk/Property/BWB109617



welcome to

Kelsey Skeldyke Road, Kirton Boston

- SPACIOUS 3 BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- OFF ROAD PARKING, INTEGRAL GARAGE AND GARDEN TO ALL SIDES
- SITUATED IN POPULAR VILLAGE OF KIRTON, GOOD ACCESS TO A16
- 21' LOUNGE AND KITCHEN DINER

Tenure: Freehold EPC Rating: D

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWB109617

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref:
BWB109617 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01205 351010



Boston@williamhbrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



williamhbrown.co.uk